

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 2, 2006

ITEM No. _____

CASE NUMBER/
PROJECT NAME

1-DR-2006
One Scottsdale - Planning Unit II

LOCATION

19701 N. Scottsdale Road (NEC Scottsdale Road & Loop 101)

REQUEST

Request approval of a mixed-use development for One Scottsdale (former Stacked 40s) Planning Unit II.

OWNER

DMB Associates Inc.
480-367-7382

ENGINEER

Wood, Patel & Associates,
Inc.
602-335-8500

ARCHITECT/
DESIGNER

N / A

APPLICANT/
COORDINATOR

Shelly McTee, Esq.
Anderson Brody Buchalter
Nemer
602-296-1836

BACKGROUND

Zoning.

The zoning for this property is Planned Regional Center (PRC) in a Planned Community District (PCD). The zoning for this development was approved in case 20-ZN-2002. This zoning allows for a mix of uses, including retail, office, hotel and residential uses.

Context.

The site is located at the northeast corner of the Loop 101 Freeway and Scottsdale Road. This property is relatively flat and featureless, with relatively sparse desert vegetation.

Adjacent Uses:

- North: North of this parcel is more of the One Scottsdale (Stacked 40s) development area that is currently vacant. It is also zoned PRC PCD and is expected to have predominantly residential uses along with a possible hotel and minor office buildings.
- South: South of the parcel is the Loop 101 Freeway, which is elevated as much as 22 feet as it passes over Scottsdale Road. Across the freeway is the future Lund Cadillac/Hummer/Saab dealership.
- East: East of this parcel is vacant State Trust land that is also zoned PRC PCD (19-ZN-2002). No specific development or master plans have been developed for this area and are not expected for a few years.
- West: West of this property, the land across Scottsdale Road is more State Trust land that is within the jurisdiction of the City of Phoenix. This land has been zoned for a mixed use

development, including a regional mall, offices, hotels and multi-family uses. This property also has a mid-rise overlay that allows buildings of 15 to 16 floors. This property is not expected to go to auction until next year, but the development group that has done the planning for the area has recently announced the development name of “Palisene” for the future development of the site.

APPLICANT'S PROPOSAL

Applicant's Request.

The request is to approve a basic site plan for the property. This will be the foundation for future design cases on the property and also facilitates the initial design of the very complicated infrastructure systems that will be built for the development. All future DRB cases for this property will be based upon this case number. For example, the next case will come in as 1-DR-2006#2.

The Master Environmental Design Concept Plan (MEDCP) will be approved by staff prior to this meeting, as was presented to the Board in the Study session meeting on February 16, 2006.

The building design, site plan and landscape plan cases that will come in the future will be done typically on a block-by-block basis. In some cases there may be more than one submittal in a block if different types of uses occur within the block, while in other cases the applicant may submit a DRB case that include two or three closely integrated blocks.

The character of this development will be urban, with a strong emphasis on pedestrian access and scale. The maximum building height is generally 60 feet, but the buildings will vary in height, in part due to the fairly significant drop in elevation across the whole parcel. Virtually all of the parking will be placed under the buildings or in three large parking structures. However, during interim conditions, there may be surface parking areas.

The block layout has been developed in a manner that will provide visual interest and character for pedestrians. This layout will also provide unique design opportunities for the buildings, with unusual angles and relationships. The ‘main street’ retail area in the northern portion of this site will have a multi-layering of character features.

This is an unusual project with virtually no precedent in Scottsdale. Unique design solutions are expected for this development in order to achieve the urban character that is desired.

Development Information:

- Existing Use: Vacant land
- Proposed Use: Mixed-use with retail, offices, hotel and residential units
- Parcel Size: approximately 60 acres
- Building Size: Over 1,500,000 square feet of non-residential plus approximately 300 hotel rooms and 400 residential units

- Building Height Allowed: Mostly 60 feet, with some areas along Scottsdale Road limited to 45 feet
- Building Height Proposed: (no buildings proposed in this case)
- Parking Required: (to be determined as future applications are submitted)
- Parking Provided: (no parking areas included in this submittal)
- Open Space Required: 15-20% of the net lot area
- Open Space Provided: (no open space plans included in this submittal)
- FAR: Per the Land Use Budget provided in case 20-ZN-2002
- Number of Units: Approximately 400

DISCUSSION

This proposal establishes a foundation for what will be an ongoing series of DRB applications. Based upon this block plan, we expect 20 to 25 such cases that will define the building design, site planning and streetscape character for this property.

Based on the approved zoning plan, stipulations and agreements and master plans, we will focus on the relationship of this development to Scottsdale Road and the scenic corridor along the road, the frontage and visibility from the freeway, the streetscape character along Center Drive and how this relates to existing and future development to the east, and the eastern side of the property, which likely will be visible from a substantial distance for several years until the State Lands area is released and developed.

Planning staff are looking forward to achieving a unique, urban character with a high quality of design, materials and urban design in this project.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

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APPROVED BY

Don Hadder, Sr.
Report Author

Lusia Galav, AICP
Current Planning Director
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Context Aerial with Site Plan
5. Schematic Master Plan
6. Scenic Corridor Plan
- A. Stipulations/Zoning Ordinance Requirements



One Scottsdale

One Scottsdale

PROJECT NARRATIVE

Case # 815-PA-2005

DMB Stacked 40s, LLC, an Arizona limited liability company ("DMB"), is the master developer of approximately 119 net acres of land located at the northeast corner of Scottsdale Road and Loop 101 (the "Property") within the City of Scottsdale (the "City"). In 2002, the Property was rezoned to Planned Community District ("PCD") with amended Planned Regional Center ("PRC") development standards (the "Rezoning"). A comprehensive set of development standards were incorporated into the Development Agreement dated November 19, 2002 (the "Development Agreement"), approved with the Rezoning.

As envisioned in the Rezoning, DMB proposes to develop the Property as an integrated, mixed-use development with a unique mix of uses to be known as One Scottsdale. The development concept for One Scottsdale is premised on creating an environment that encourages pedestrian activity and human connections in an upscale, Scottsdale environment. One Scottsdale is unique to Arizona and is intended to integrate commercial, employment, hotel, and residential uses in a design that allows each of these uses to enhance and complement the other.

In order to commence development of One Scottsdale, master site plans are required to be prepared and approved by the City staff. There are five (5) master plans for the development, three (3) of which have already been approved and the other (2) of which are in the process of being reviewed by City staff.

The first phase of development at One Scottsdale will occur in the area referred to as Planning Unit II. Planning Unit II is approximately sixty (60) acres of land generally bounded by Center Drive to the north, Arizona State Land Department property to the east, Loop 101 freeway to the south, and Scottsdale Road to the west. Based on the complexity of development of Planning Unit II, including vertical and horizontal integration of uses, this area will be developed in phases.

A future phase of development will occur in Planning Unit III, which is approximately fifty-nine (59) acres of land generally bounded by Thompson Peak Parkway to the north, portions of the Grayhawk Development to the east, Center Drive to the south, and Scottsdale Road to the west. Planning Unit III will consist primarily of residential development and potentially a boutique hotel.

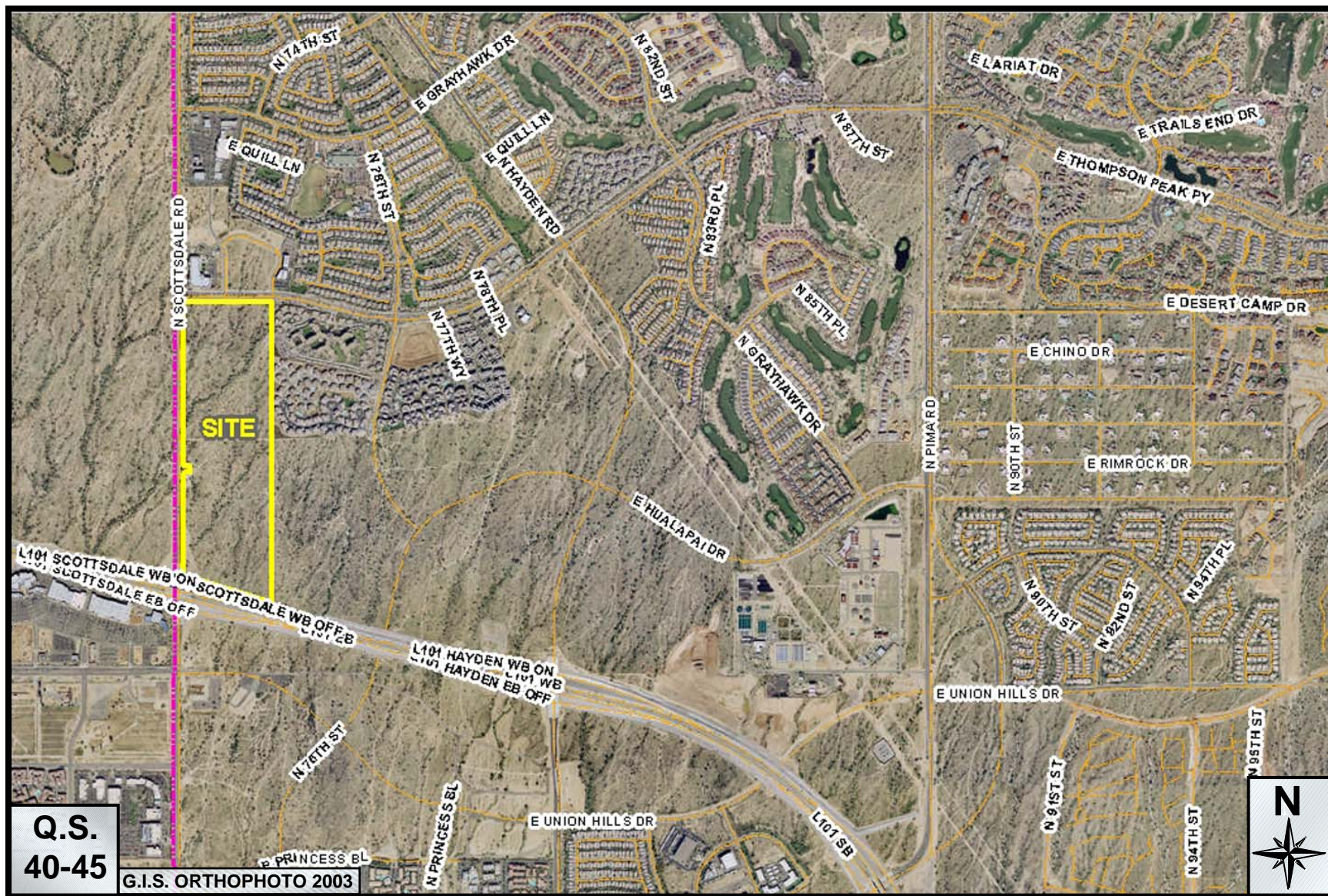
The approval process required to commence the development of Planning Unit II is underway. This process includes staff approval of master plans and the submittal of a pre-application request for the City Development Review Board ("DRB") process. One Scottsdale has been issued a pre-application number that will be utilized for all DRB and City staff approvals necessary for development within Planning Unit II.

It is currently anticipated that there will be approximately 500,000 square feet of retail space, 1,300,000 square feet of office space, 400 residential units, and 325 hotel rooms within Planning Unit II. These uses will be dispersed throughout the sixty (60) acres in multiple buildings. Although there will be some surface parking initially, at build-out the majority of the parking spaces will be in above-ground and underground structured parking facilities. Based on the size and complexity of One Scottsdale, and after conferring with City staff, it has been determined that the DRB applications and review for Planning Unit II will occur in stages. The first submittal will be for a master site plan and the subsequent submittals will be for individual buildings. Underground parking facilities will be reviewed and approved administratively.

This submittal is for approval of the master site plan for Planning Unit II, which will include the conceptual layout of streets and the scenic corridor. Included with the submittal of the master site plan for Planning Unit II is general information that is applicable to the entire development. Specifically, the following documents are being submitted with the master site plan and will not need to be re-submitted with each subsequent DRB application for Planning Unit II: Archeological Resources, Historic Property statement, Native Plant Inventory, Airport Communication Form, Topographic survey, and ALTA survey for the Property.

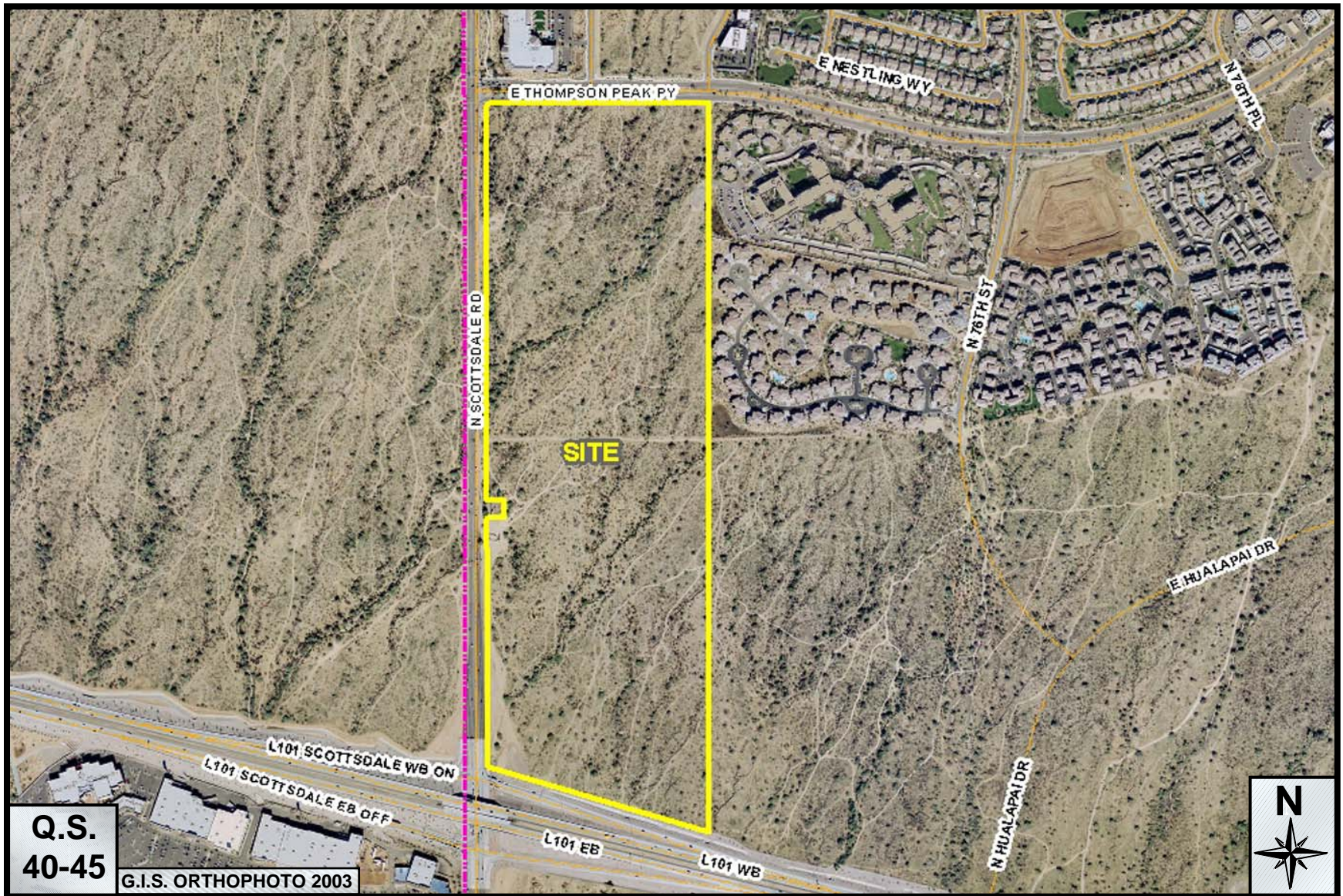
As the design of a building or group of buildings (referred to as blocks) is completed, submittals will be made to the City for DRB review and approval. The DRB submittals for a block will include the building elevations and floor plans, landscape plans, lighting plans, conceptual drainage plans, streetscape plans, and cut and fill exhibits. In addition to the plans, each DRB submittal will include an updated Land Use Budget, Open Space Plan, and Parking Plan for the specific block submitted for review, as well as the street cross-section, from the approved Master Transportation Plan, to be utilized in the block.

In addition to the submittal set forth above and as required in the Development Agreement, a Community Sign District will be created and a comprehensive sign package will be submitted for DRB approval. DMB may, although not required, submit a comprehensive lighting plan for Planning Unit II to be reviewed and approved by City staff. The purpose of such plan would be to establish the thematic character for lighting, including design standards, materials, colors, and fixtures, which are not specified in the Master Environmental Design Concept Plan.



One Scottsdale - Planning Unit II

ATTACHMENT #2



One Scottsdale - Planning Unit II

1-DR-2006

ATTACHMENT #2A



 City Boundary

 Zoning Boundary

 1/4 Mile Site Radius

 Planning Unit Boundary

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28 December 2005

Context
Aerial
with Site
Plan

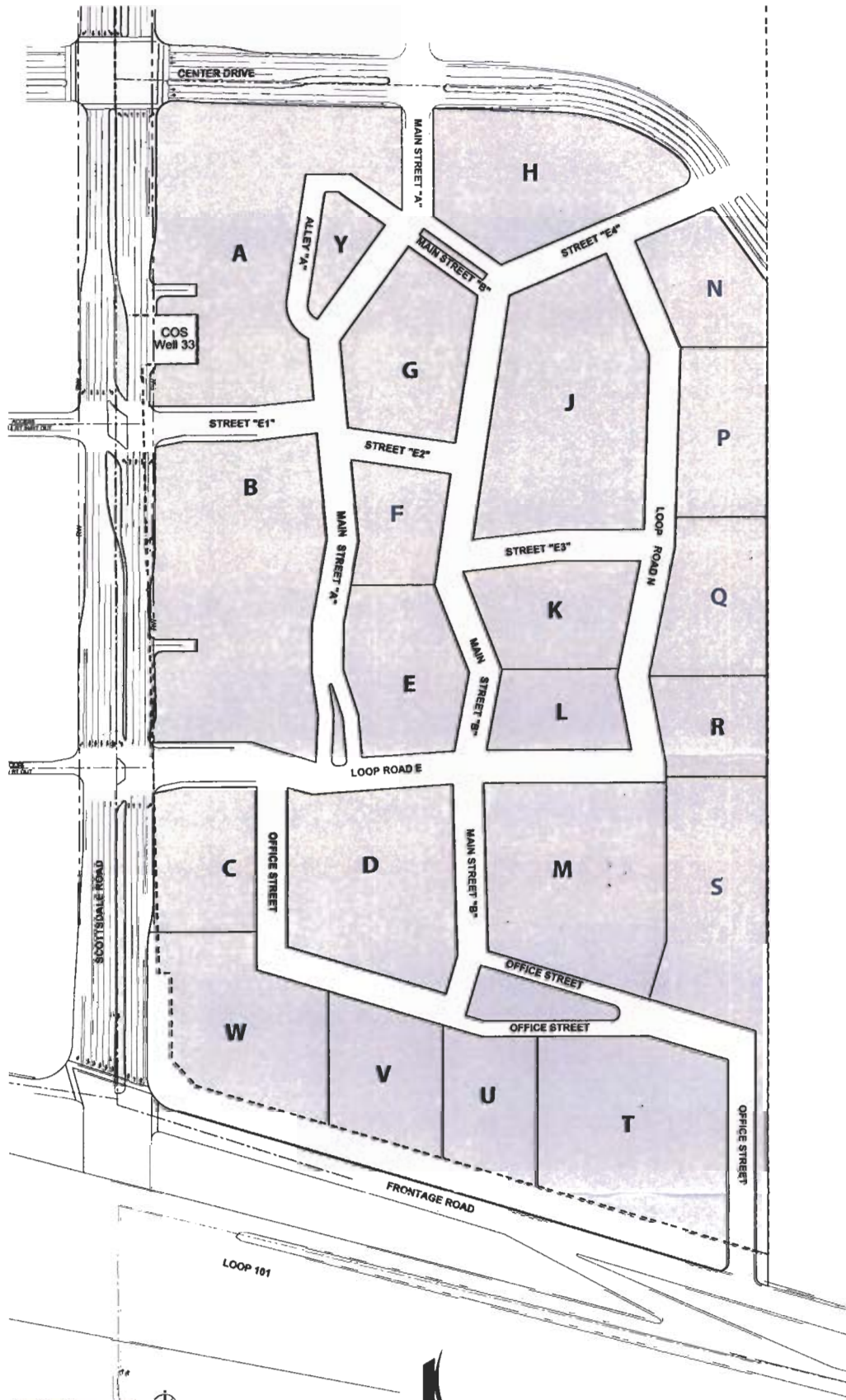


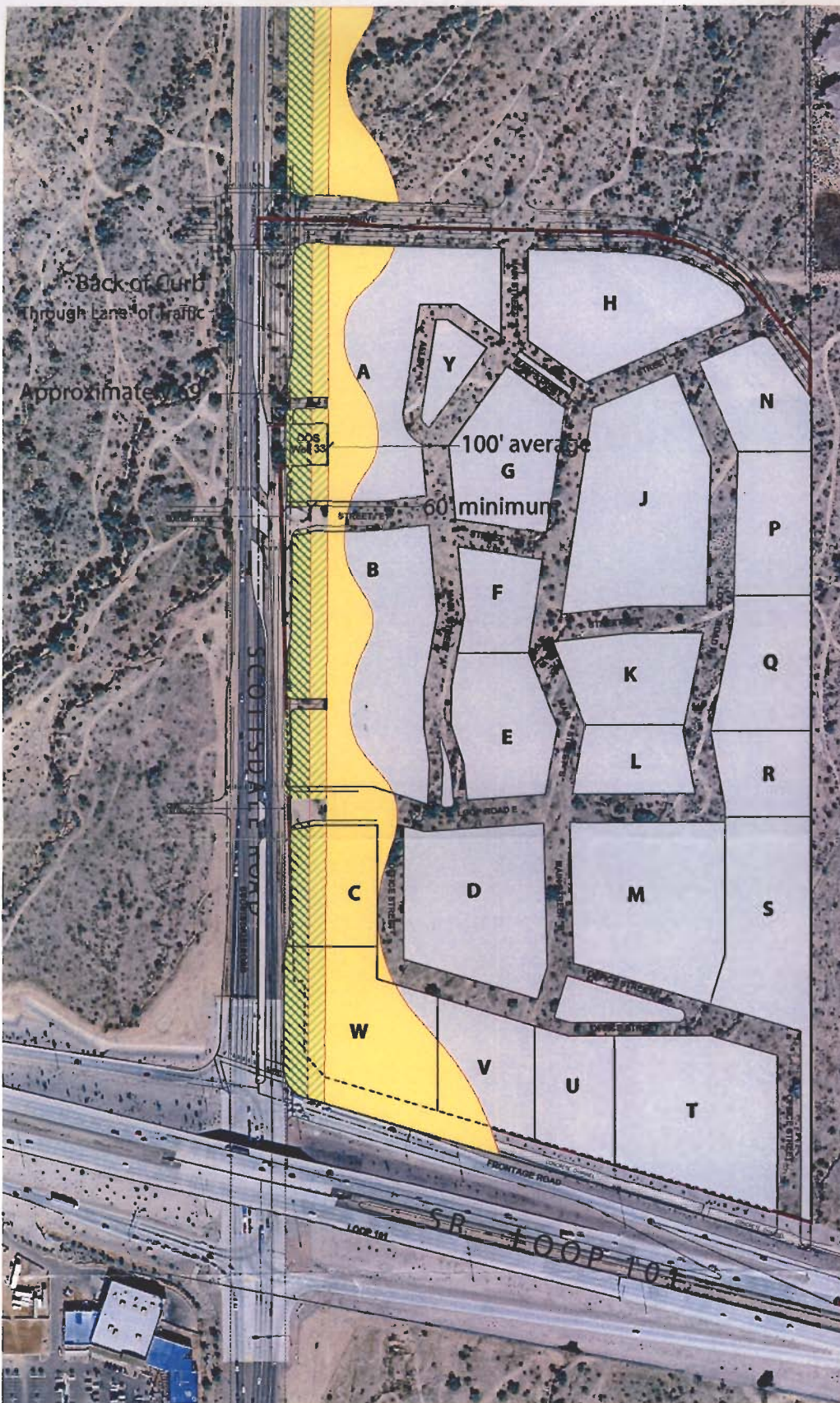
City of Scottsdale


1-DR-2006
12/29/05

DMB

PLANNING UNIT II





-  Scenic Corridor
100' Average
-  Scenic Corridor
60' Minimum
-  Scenic Corridor
Application Zone
Zone may vary, but must maintain
minimum ratio of 1' of width
between structures for every 1' of
depth beyond 100'
-  Planning Unit
Boundary

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1" = 100'

28 December 2005



One Scottsdale

1-DR-2006
12/29/05

Scenic
Corridor
Plan

**Stipulations for Case:
Scottsdale One Planning Unit II
Case 1-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. All subsequent Development Review Board cases submitted for this property shall be consistent with zoning case 20-ZN-2002 and its companion development agreement, the approved master plans, and any current updates and additions to these that are applicable at the date of submittal.